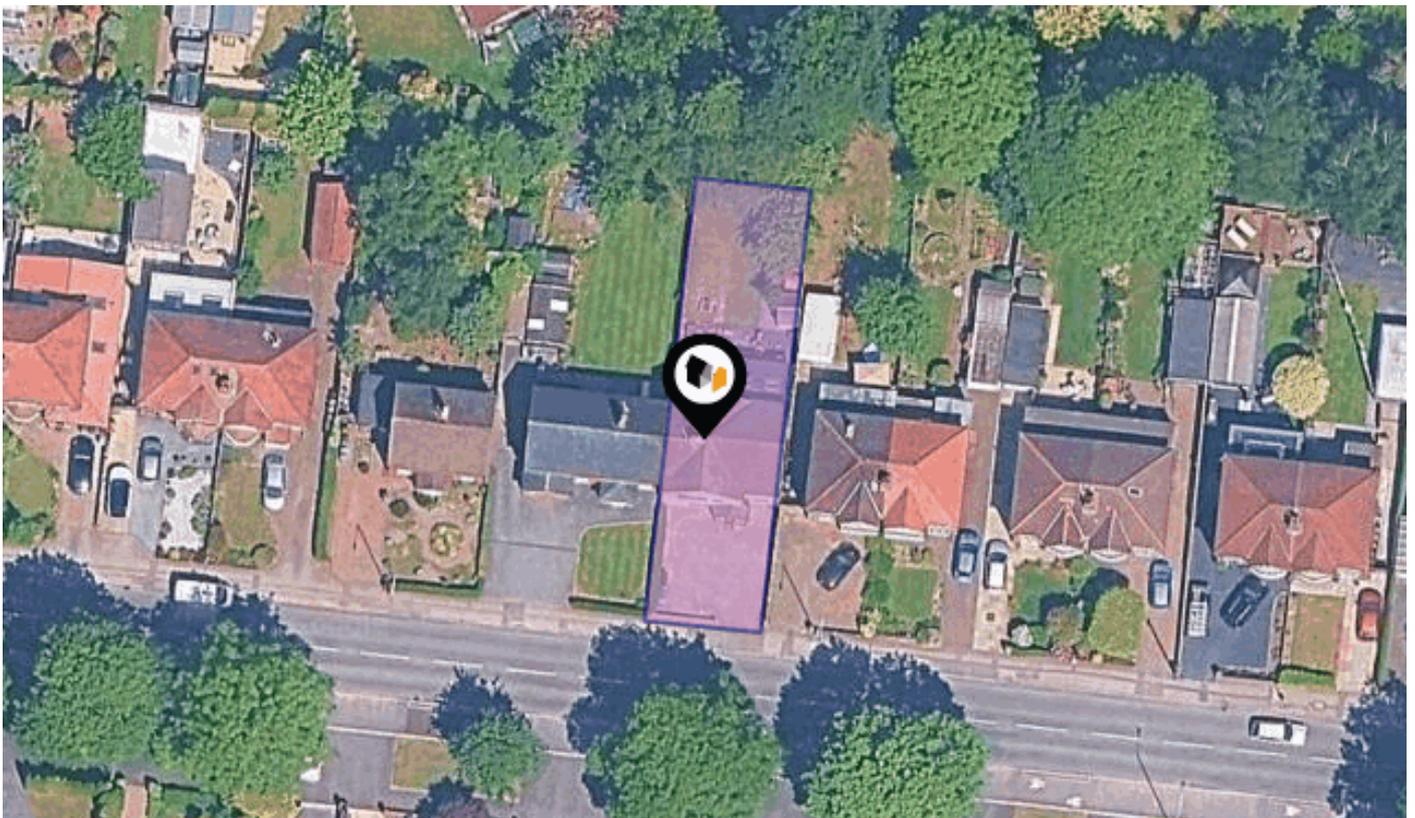




See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Friday 20th February 2026



DEAN LANE, HAZEL GROVE, STOCKPORT, SK7

Lawler & Co | Hazel Grove

128 London Road Hazel Grove Stockport SK7 4DJ

0161 300 7144

hazelgrove@lawlerandcompany.co.uk

www.lawlerandcompany.co.uk/





Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Semi-Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,539 ft ² / 143 m ² | | |
| Plot Area: | 0.08 acres | | |
| Year Built : | 1950-1966 | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,200 | | |
| Title Number: | GM663546 | | |

Local Area

| | |
|---------------------------|-----------|
| Local Authority: | Stockport |
| Conservation Area: | No |
| Flood Risk: | |
| ● Rivers & Seas | Very low |
| ● Surface Water | Very low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | |
|---|---|
| 13 mb/s | 2000 mb/s |
|  |  |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address

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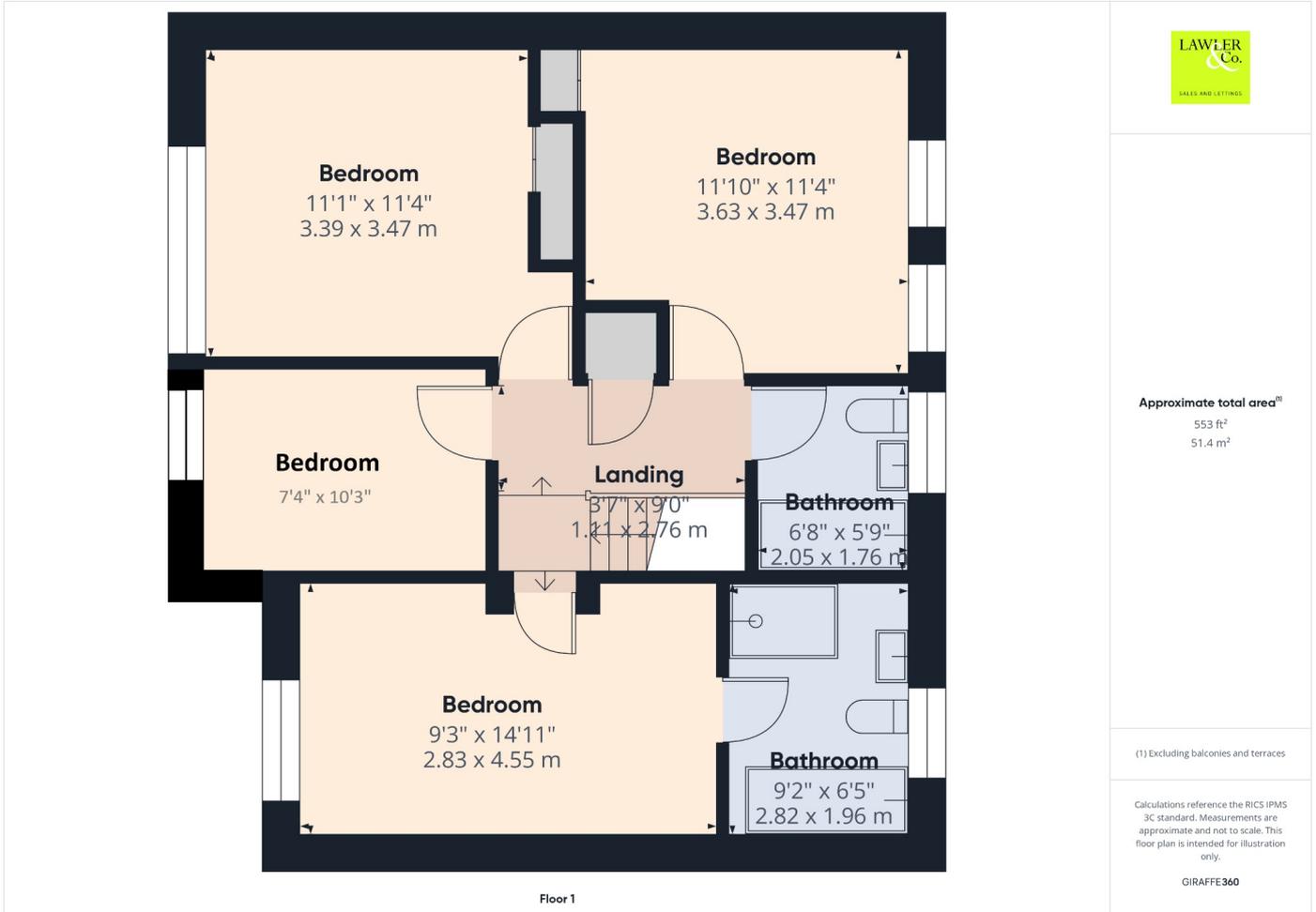
SALES AND LETTINGS

Planning records for: *Dean Lane, Hazel Grove, Stockport, SK7*

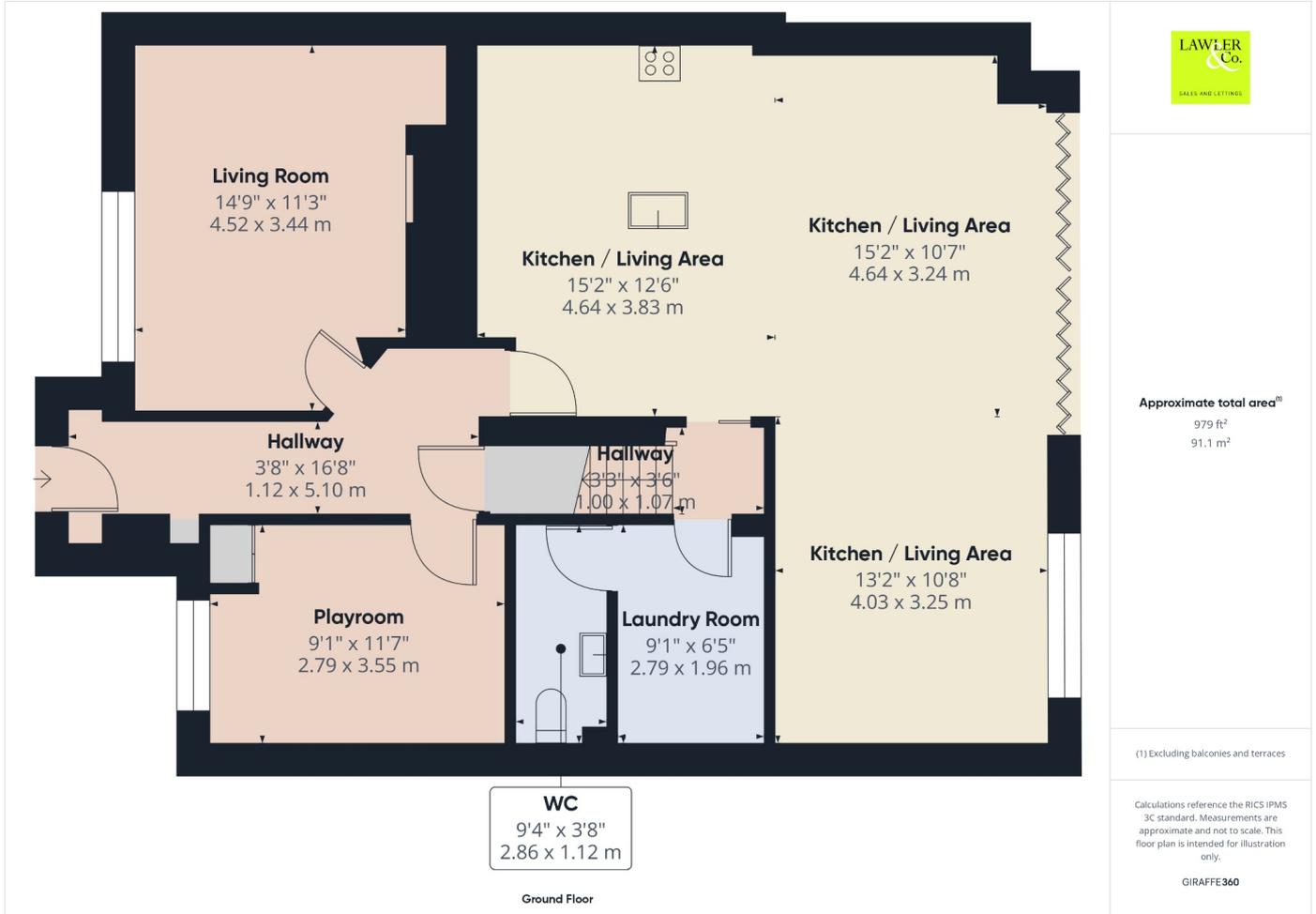
| Reference - DC/077593 | |
|-----------------------|--|
| Decision: | Decided |
| Date: | 29th July 2020 |
| Description: | Non-material amendment to planning permission DC/076139. |

| Reference - DC/076139 | |
|-----------------------|--|
| Decision: | Decided |
| Date: | 26th February 2020 |
| Description: | Two storey side extension - including gable end, single storey rear extension and front porch. |

DEAN LANE, HAZEL GROVE, STOCKPORT, SK7



DEAN LANE, HAZEL GROVE, STOCKPORT, SK7



Property EPC - Certificate

Hazel Grove, SK7

Energy rating

C

Valid until 29.07.2035

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property

EPC - Additional Data

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& Co.

SALES AND LETTINGS

Additional EPC Data

| | |
|-------------------------------------|---|
| Property Type: | House |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Previous Extension: | 1 |
| Open Fireplace: | 0 |
| Walls: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 200 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler with radiators and underfloor heating, mains gas |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | Excellent lighting efficiency |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 143 m ² |

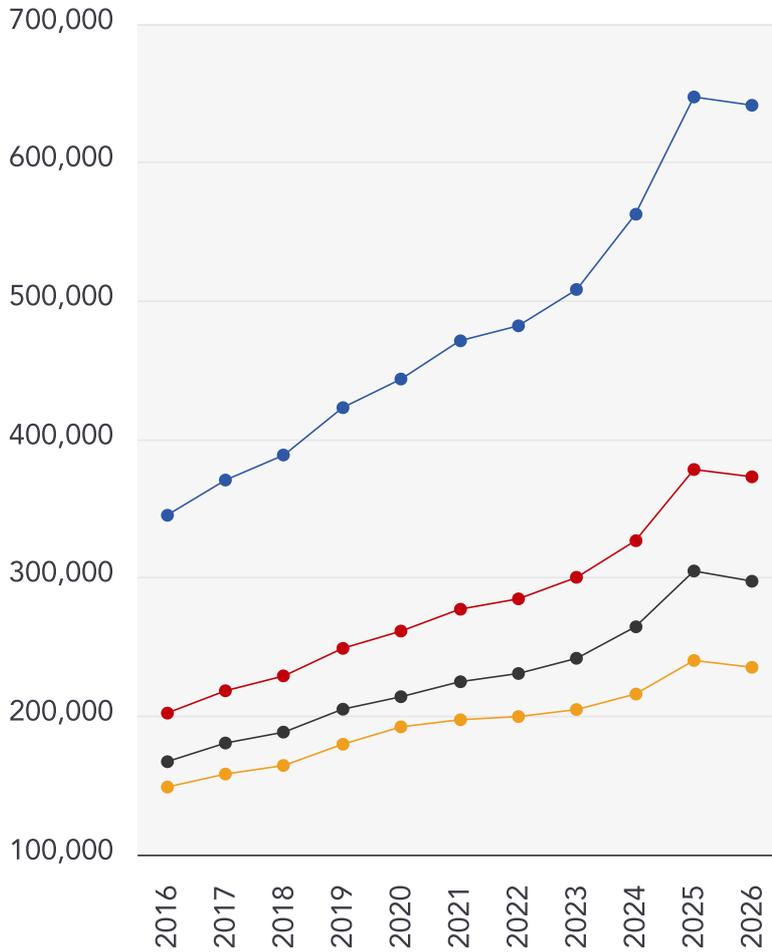
Market

House Price Statistics

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SALES AND LETTINGS

10 Year History of Average House Prices by Property Type in SK7



Detached

+85.82%

Semi-Detached

+84.43%

Terraced

+78.01%

Flat

+58.14%

This map displays nearby coal mine entrances and their classifications.



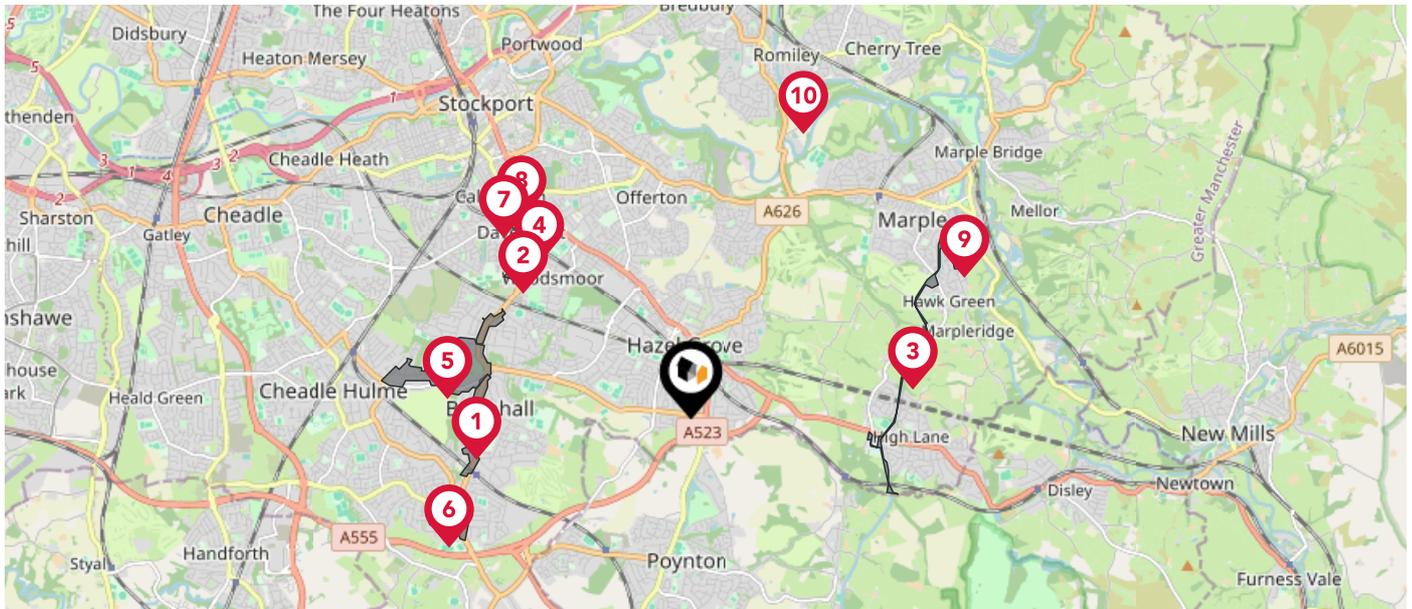
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



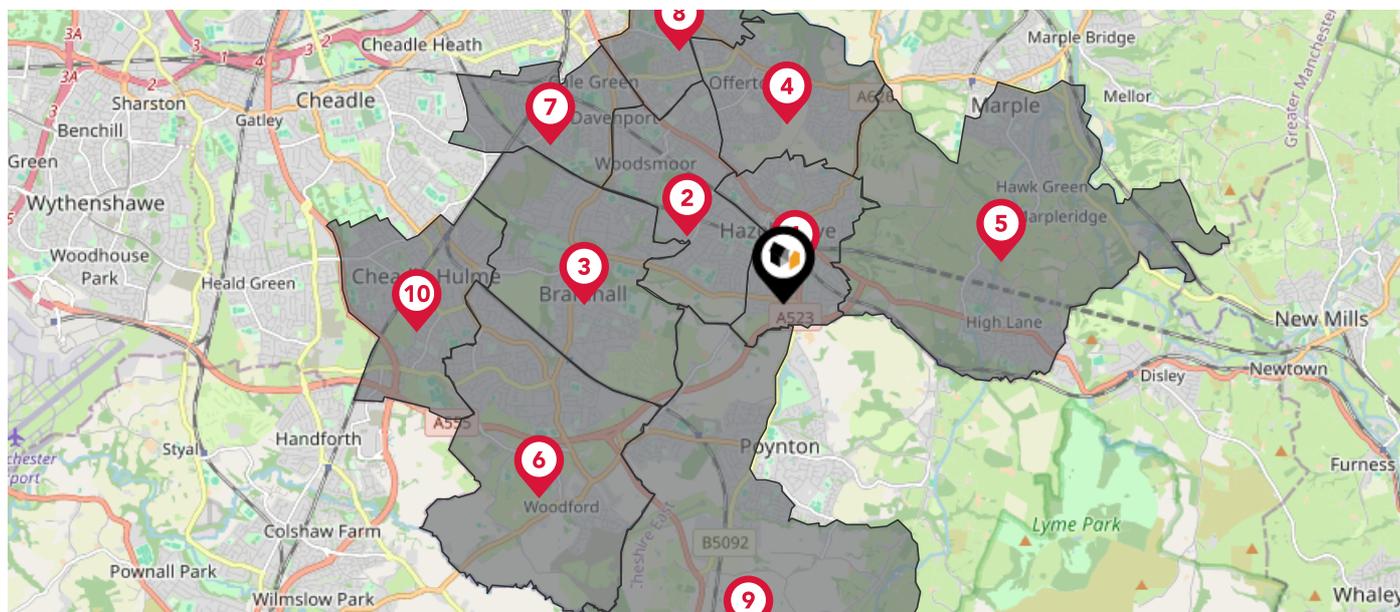
Nearby Conservation Areas

- 1 Bramhall Lane South
- 2 Egerton Road and Frewland Avenue, Davenport
- 3 Macclesfield Canal
- 4 Davenport Park
- 5 Bramall Park
- 6 Syddal Park
- 7 Cale Green
- 8 St George's, Heaviley
- 9 All Saints', Marple
- 10 Chadkirk

Maps

Council Wards

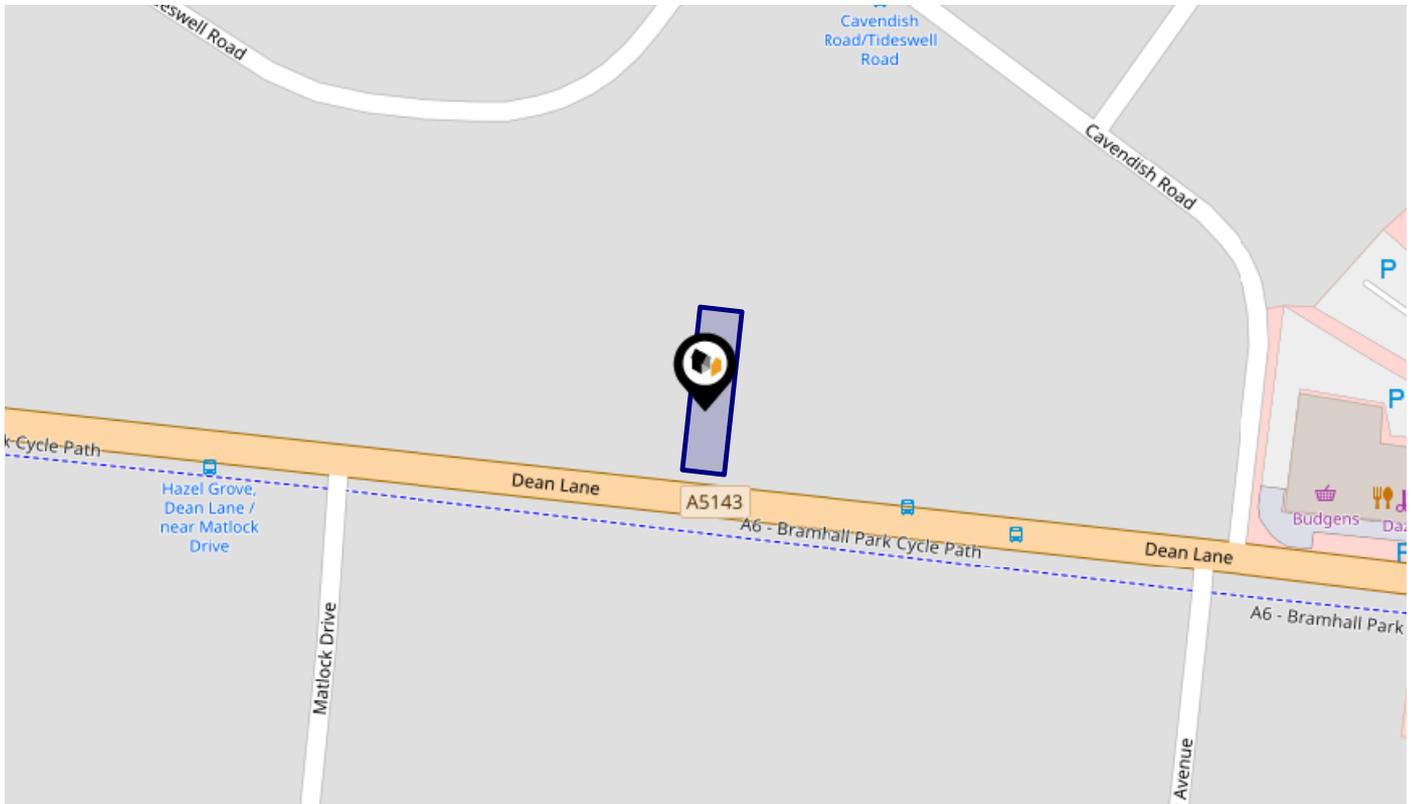
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

- 1 Hazel Grove Ward
- 2 Stepping Hill Ward
- 3 Bramhall North Ward
- 4 Offerton Ward
- 5 Marple South and High Lane Ward
- 6 Bramhall South and Woodford Ward
- 7 Davenport and Cale Green Ward
- 8 Manor Ward
- 9 Poynton West and Adlington Ward
- 10 Cheadle Hulme South Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

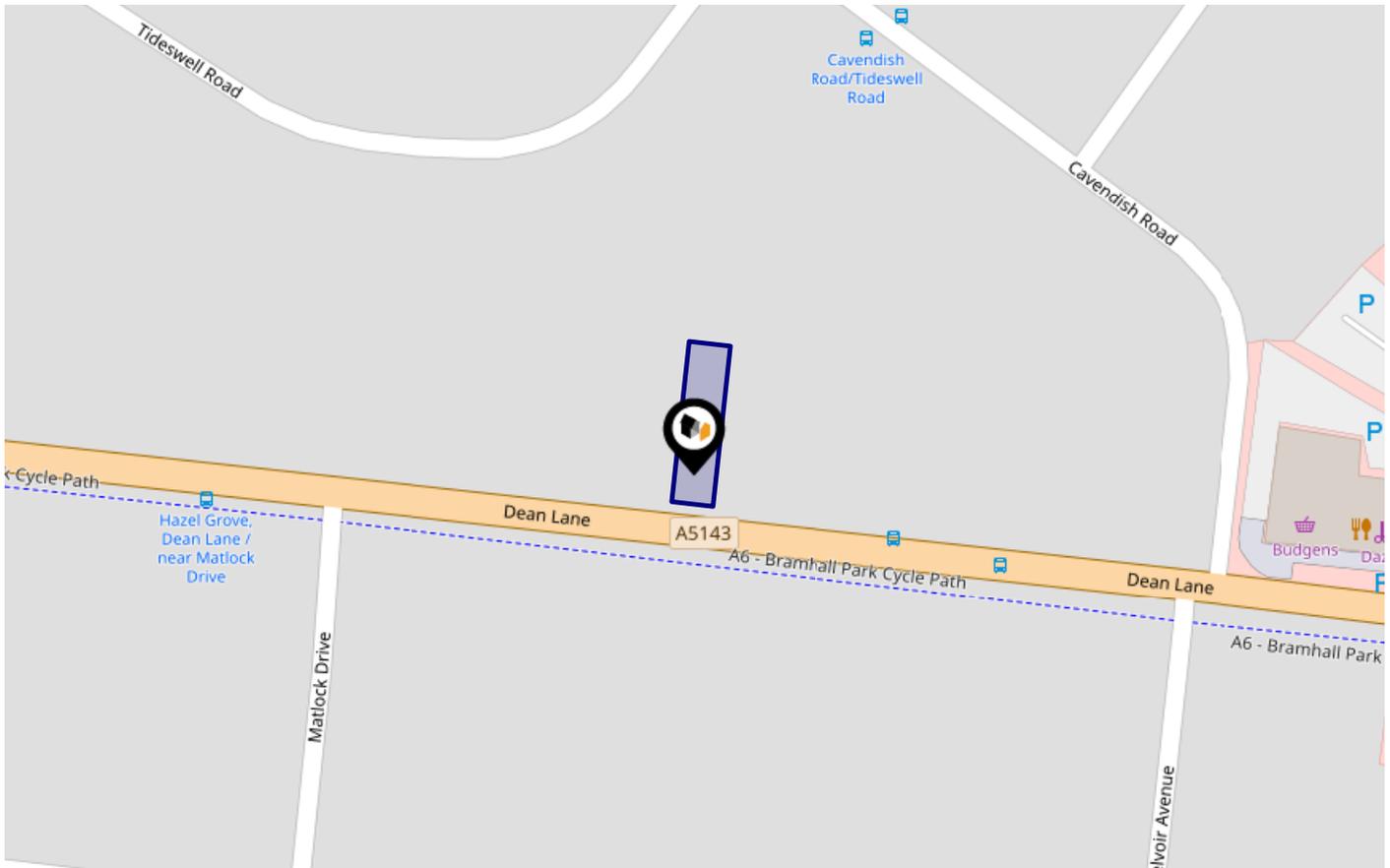
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

| | | | |
|---|--|--------------|---------------------------------------|
| 5 | | 75.0+ dB | ■ |
| 4 | | 70.0-74.9 dB | ■ |
| 3 | | 65.0-69.9 dB | ■ |
| 2 | | 60.0-64.9 dB | ■ |
| 1 | | 55.0-59.9 dB | ■ |

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

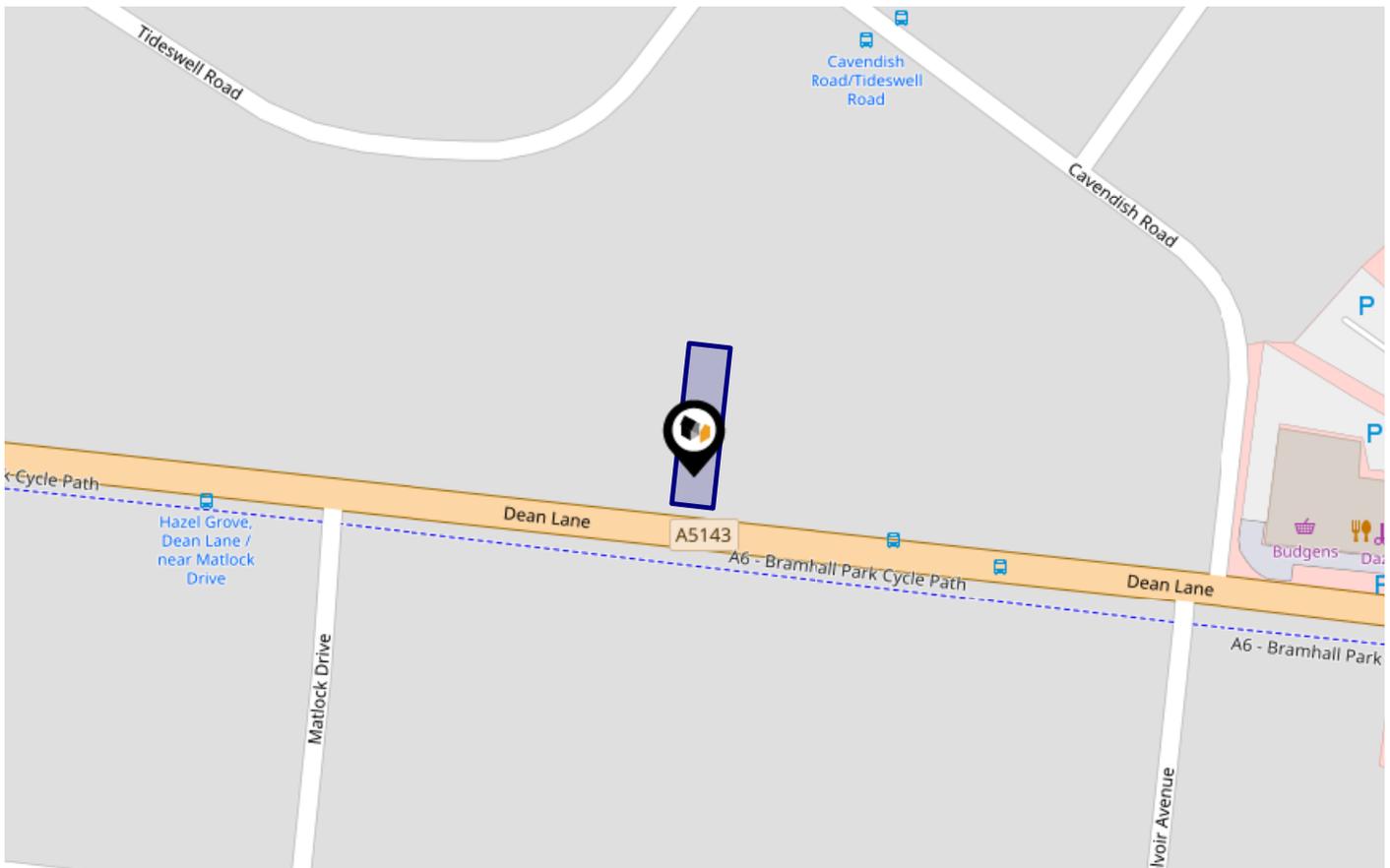
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

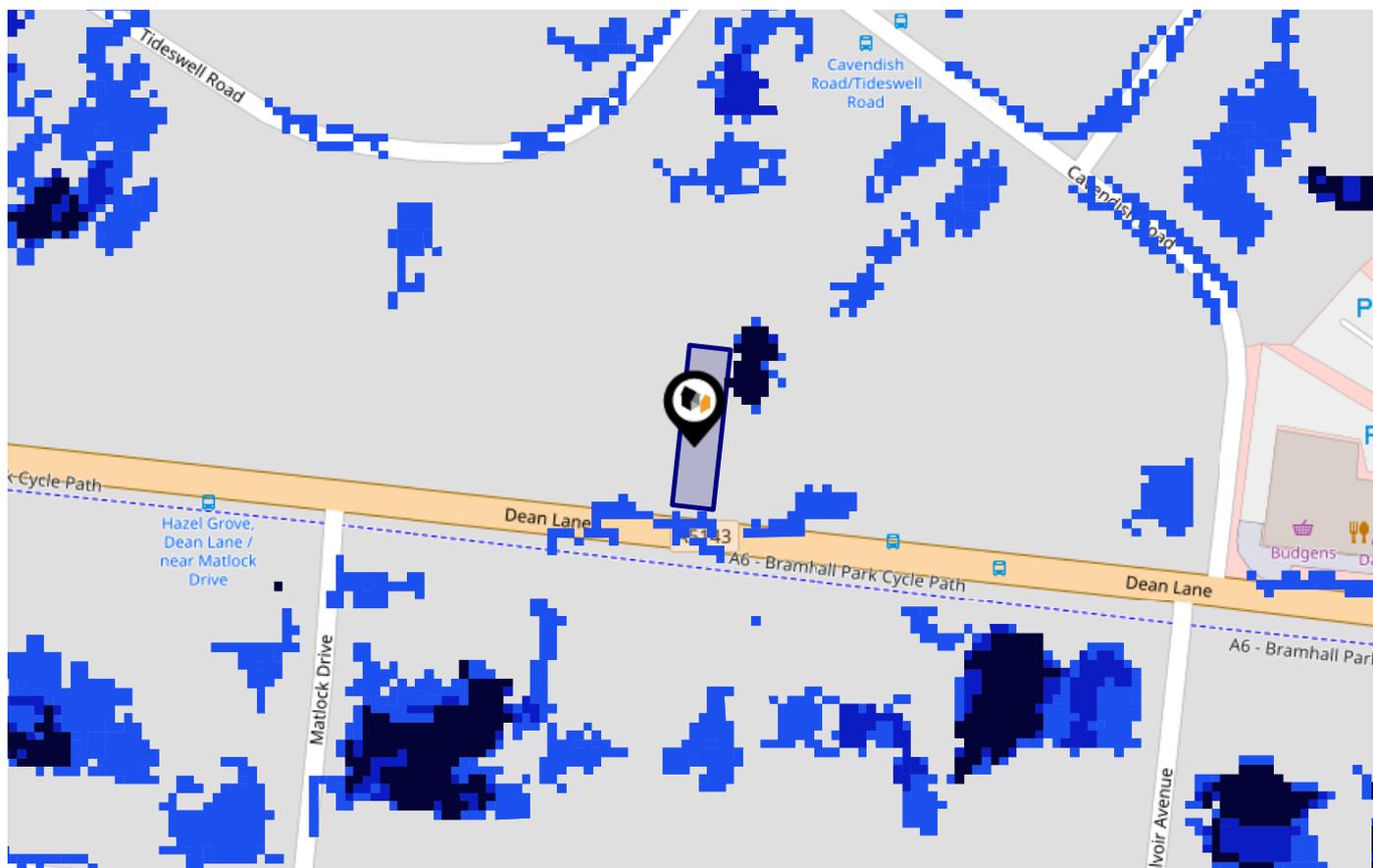
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

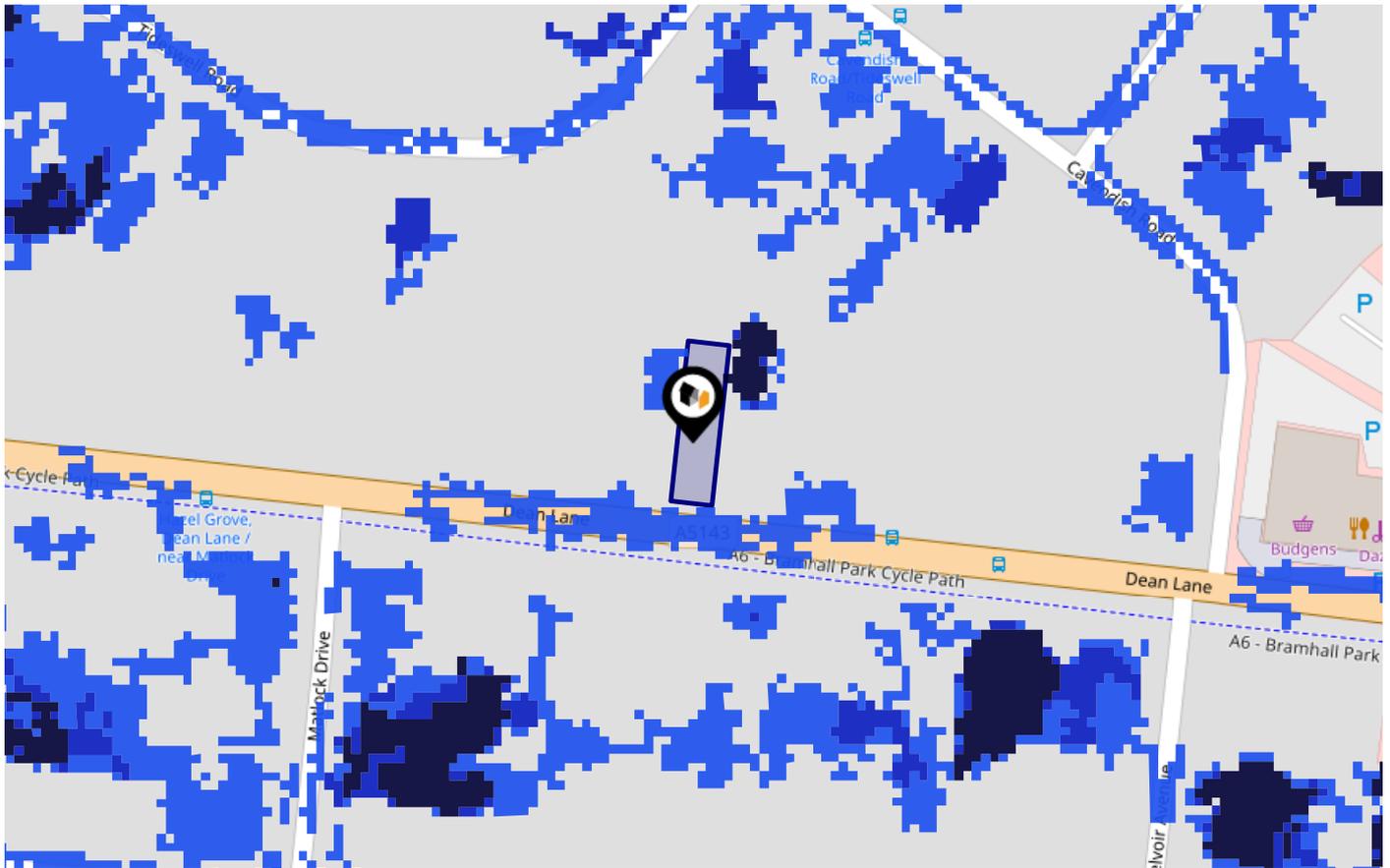
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

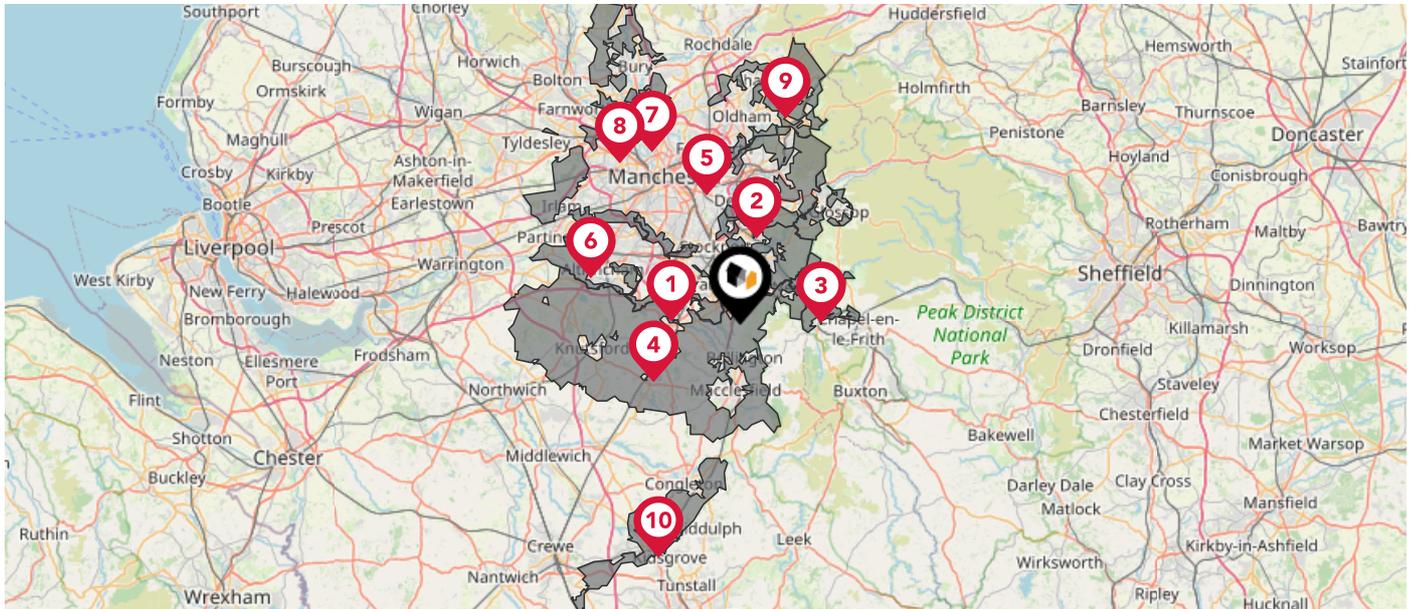
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



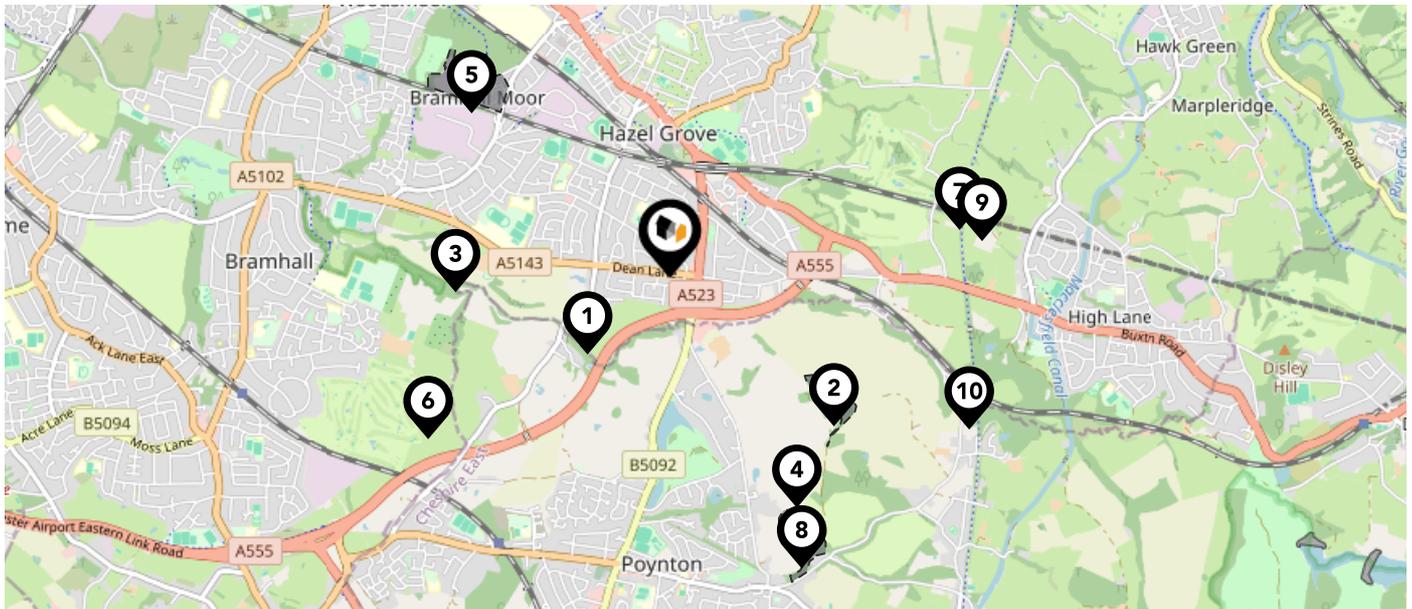
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Stockport
- 2 Merseyside and Greater Manchester Green Belt - Tameside
- 3 Merseyside and Greater Manchester Green Belt - High Peak
- 4 Merseyside and Greater Manchester Green Belt - Cheshire East
- 5 Merseyside and Greater Manchester Green Belt - Manchester
- 6 Merseyside and Greater Manchester Green Belt - Trafford
- 7 Merseyside and Greater Manchester Green Belt - Bury
- 8 Merseyside and Greater Manchester Green Belt - Salford
- 9 Merseyside and Greater Manchester Green Belt - Oldham
- 10 Stoke-on-Trent Green Belt - Cheshire East

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



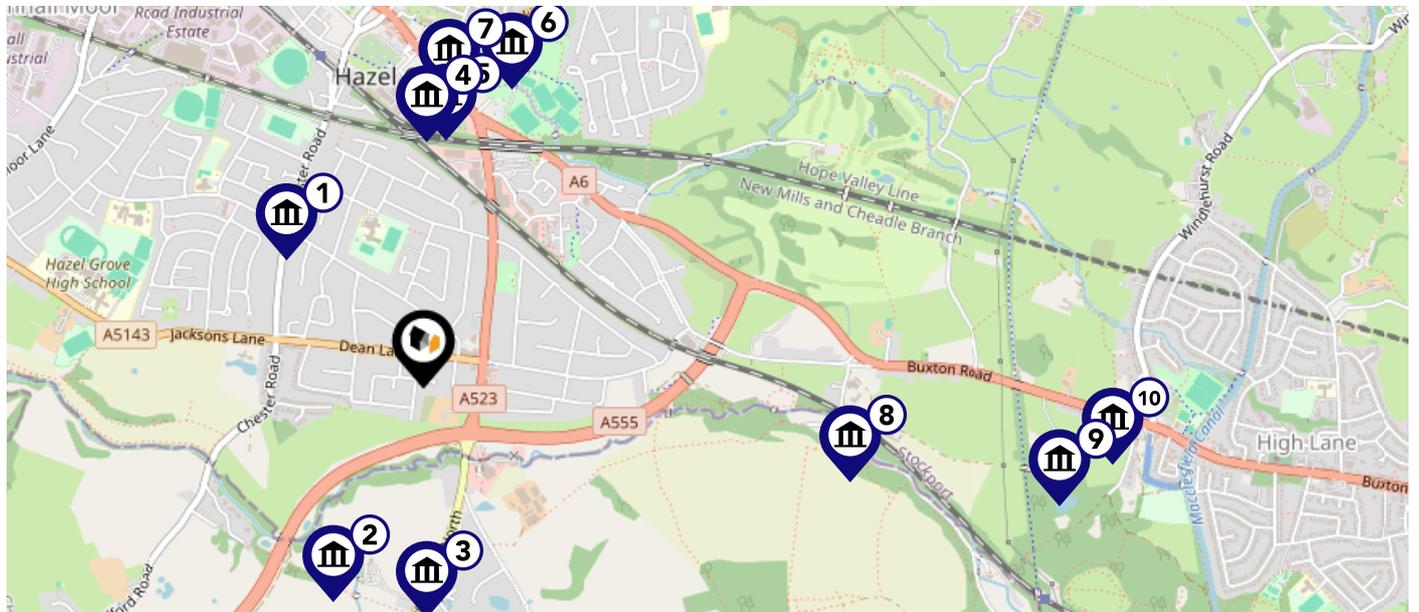
Nearby Landfill Sites

| | | |
|-----------|--|-------------------|
| 1 | Mill Bank Farm-Chester Road, Hazel Grove | Historic Landfill |
| 2 | Park Pit-Poynton, Cheshire | Historic Landfill |
| 3 | EA/EPR/WP3296CX/A001 | Active Landfill |
| 4 | Rabbit Burro Farm-Poynton, Cheshire | Historic Landfill |
| 5 | Mirlees Blackstone Limites-Bramhall Moor Lane, Hazel Grove | Historic Landfill |
| 6 | Hill Green Farm-Woodford Road, Poynton | Historic Landfill |
| 7 | Threaphurst Farm-Threaphurst Lane, Hazel Grove, Stockport | Historic Landfill |
| 8 | Worth Clough-Poynton, Macclesfield, Cheshire | Historic Landfill |
| 9 | Threaphurst Farm No.2-Threaphurst Lane, Hazel Grove, Stockport | Historic Landfill |
| 10 | Norbury Hollow Road-Hazel Grove, Stockport, Cheshire | Historic Landfill |

Maps

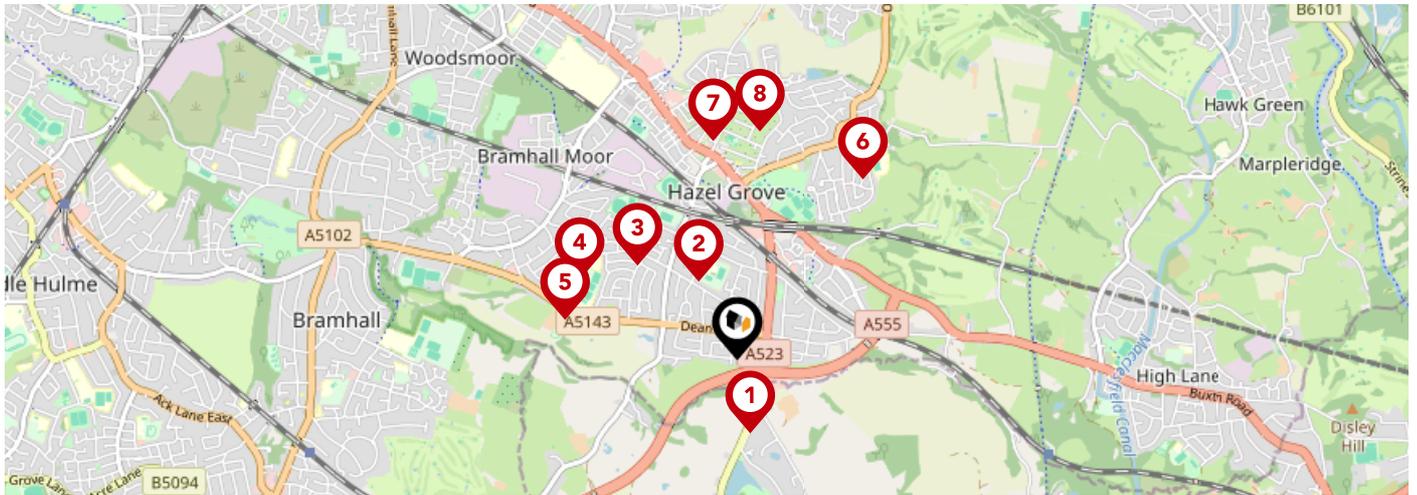
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



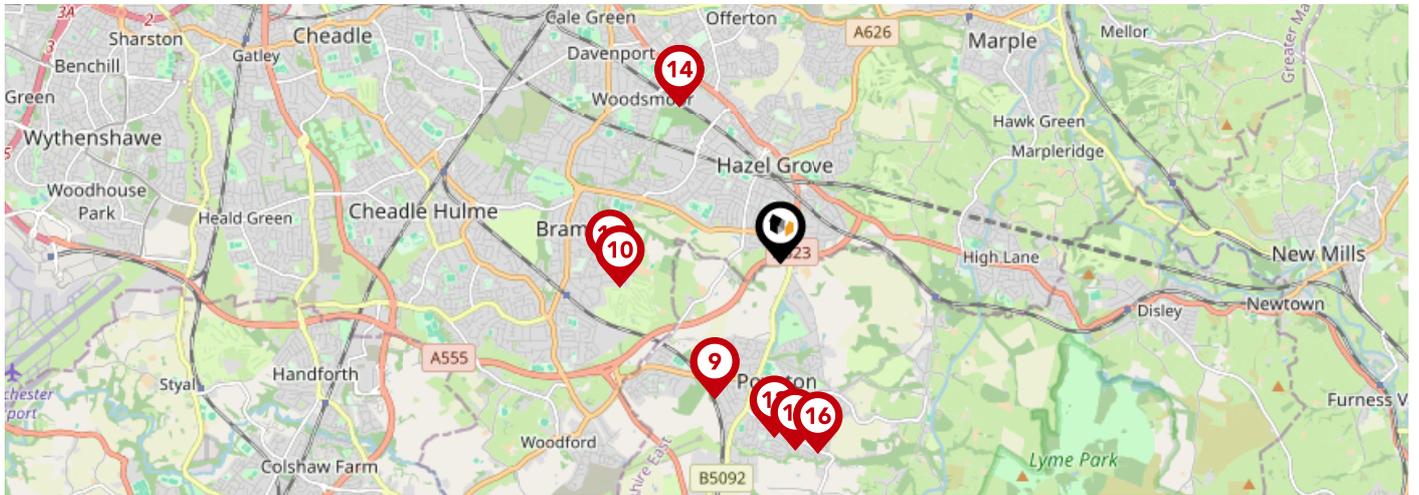
| Listed Buildings in the local district | Grade | Distance |
|---|----------|-----------|
|  1241497 - Thatched Cottage | Grade II | 0.4 miles |
|  1232298 - Generator House At Barlowfold | Grade II | 0.5 miles |
|  1277112 - Milestone, 110 Metres North Of Junction With Anglesea Drive | Grade II | 0.5 miles |
|  1260001 - Church Of St Thomas | Grade II | 0.6 miles |
|  1242497 - Lychgate At Church Of St Thomas | Grade II | 0.6 miles |
|  1259974 - The Council House | Grade II | 0.7 miles |
|  1242520 - Beech House, Adjoining Coach House And Front Railings | Grade II | 0.7 miles |
|  1277167 - Boundary Stone On Norbury Hollow Bridge | Grade II | 1.0 miles |
|  1319483 - Marsden House | Grade II | 1.4 miles |
|  1260308 - Mile Post At Junction With Middlewood Road | Grade II | 1.5 miles |

Area Schools



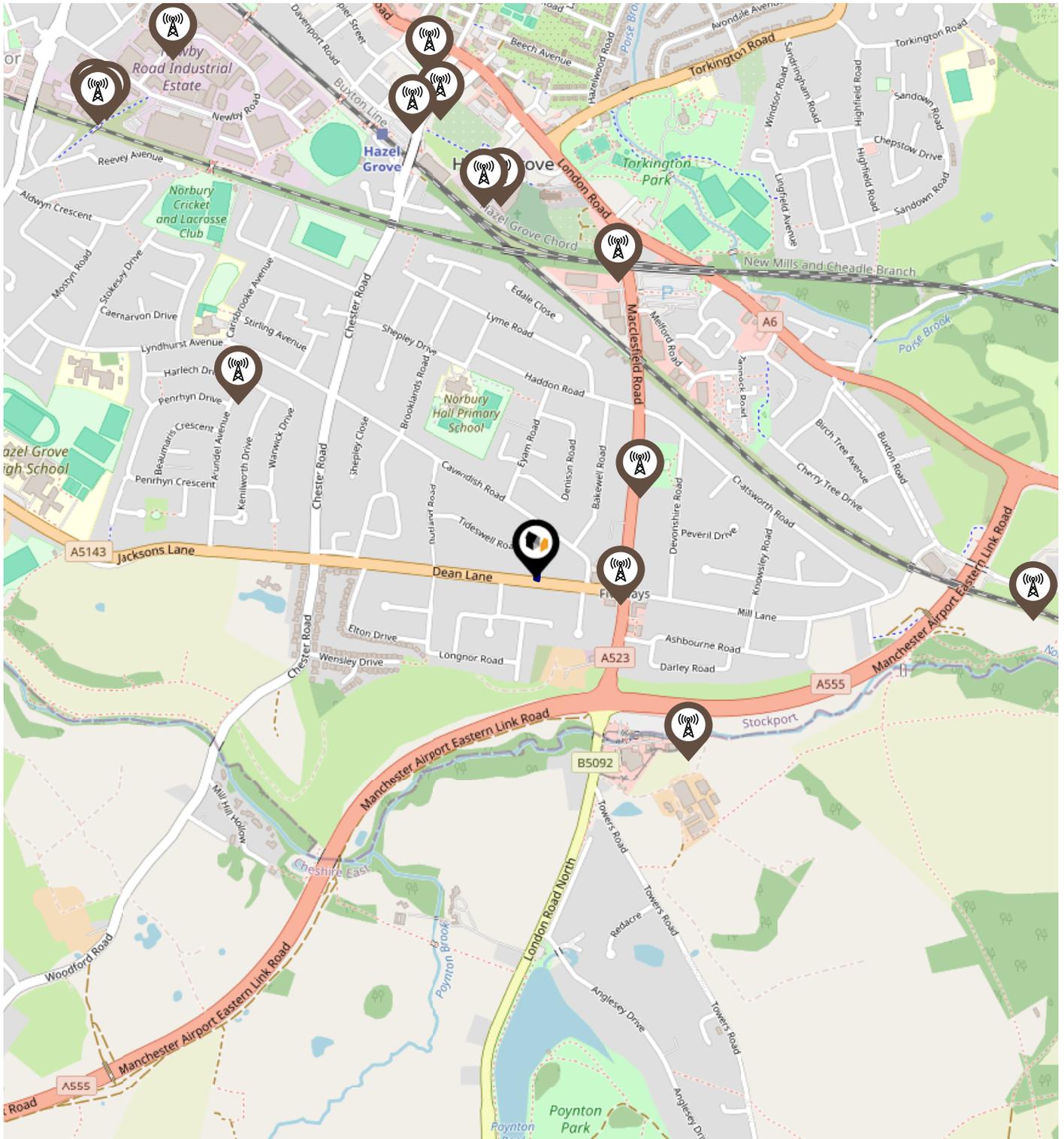
| | | Nursery | Primary | Secondary | College | Private |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Norbury Court School Ofsted Rating: Good Pupils: 1 Distance:0.33 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Norbury Hall Primary School Ofsted Rating: Good Pupils: 457 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | St Peter's Catholic Primary School Ofsted Rating: Outstanding Pupils: 208 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Moorfield Primary School Ofsted Rating: Requires improvement Pupils: 412 Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Hazel Grove High School Ofsted Rating: Good Pupils: 1382 Distance:0.78 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Torkington Primary School Ofsted Rating: Good Pupils: 225 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Hazel Grove Primary School Ofsted Rating: Good Pupils: 381 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | St Simon's Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Area Schools



| | | Nursery | Primary | Secondary | College | Private |
|---|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Lower Park School Ofsted Rating: Good Pupils: 277 Distance:1.34 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Ladybrook Primary School Ofsted Rating: Outstanding Pupils: 242 Distance:1.43 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Bramhall High School Ofsted Rating: Good Pupils: 1314 Distance:1.51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Vernon Primary School Ofsted Rating: Outstanding Pupils: 375 Distance:1.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Great Moor Junior School Ofsted Rating: Good Pupils: 312 Distance:1.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Great Moor Infant School Ofsted Rating: Good Pupils: 266 Distance:1.65 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Poynton High School Ofsted Rating: Good Pupils: 1499 Distance:1.66 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Worth Primary School Ofsted Rating: Requires improvement Pupils: 206 Distance:1.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Local Area Masts & Pylons

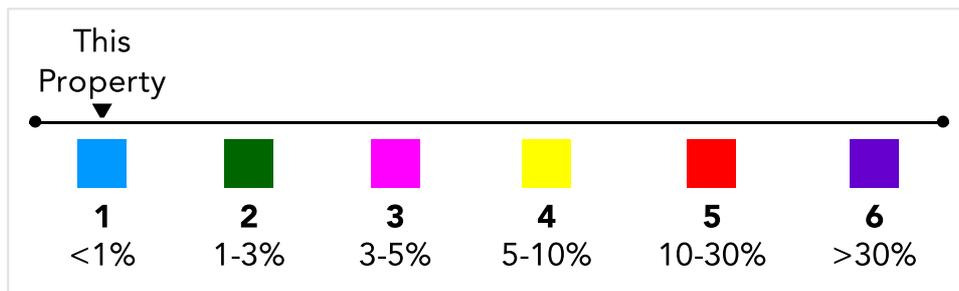
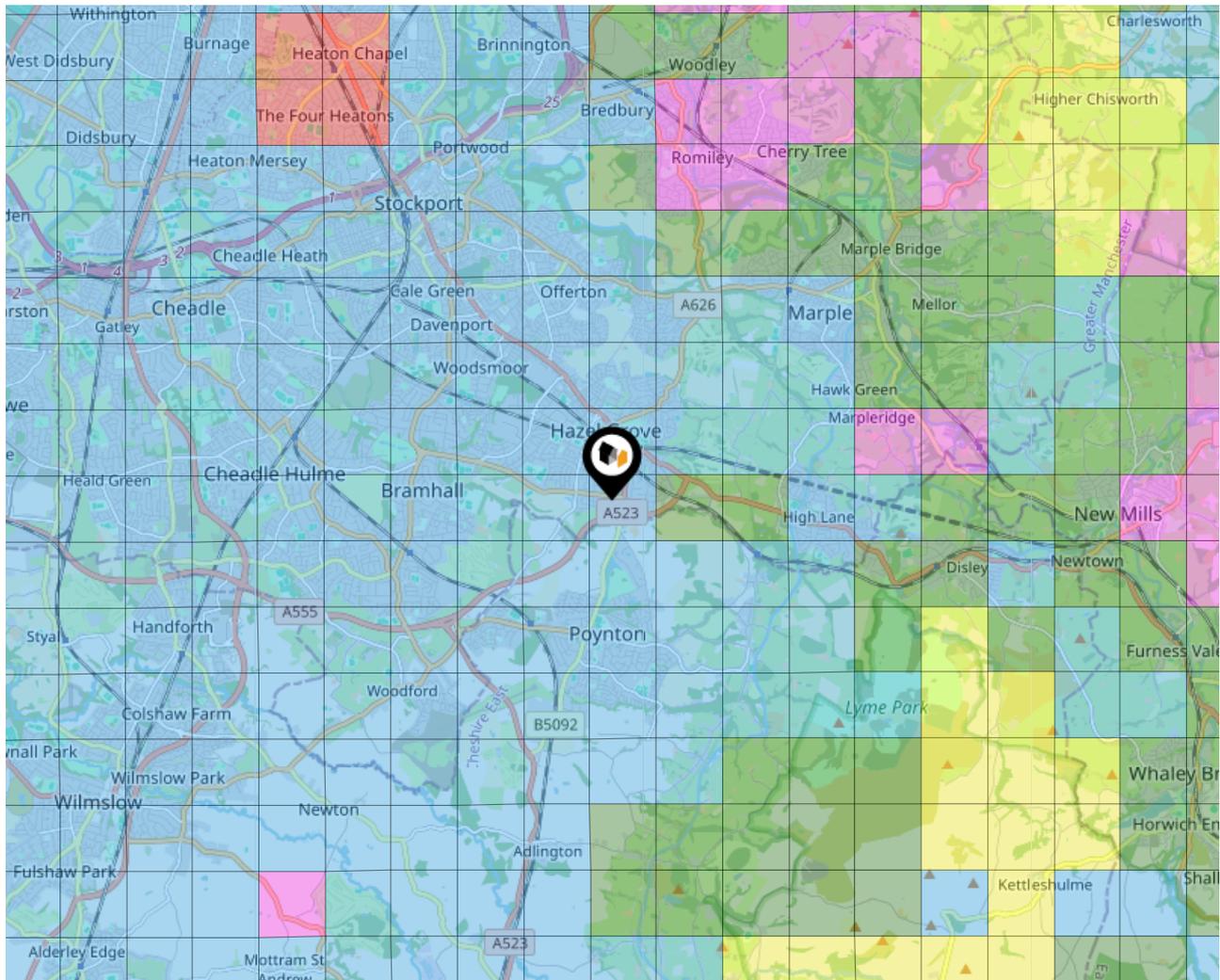


Key:

-  Power Pylons
-  Communication Masts

What is Radon?

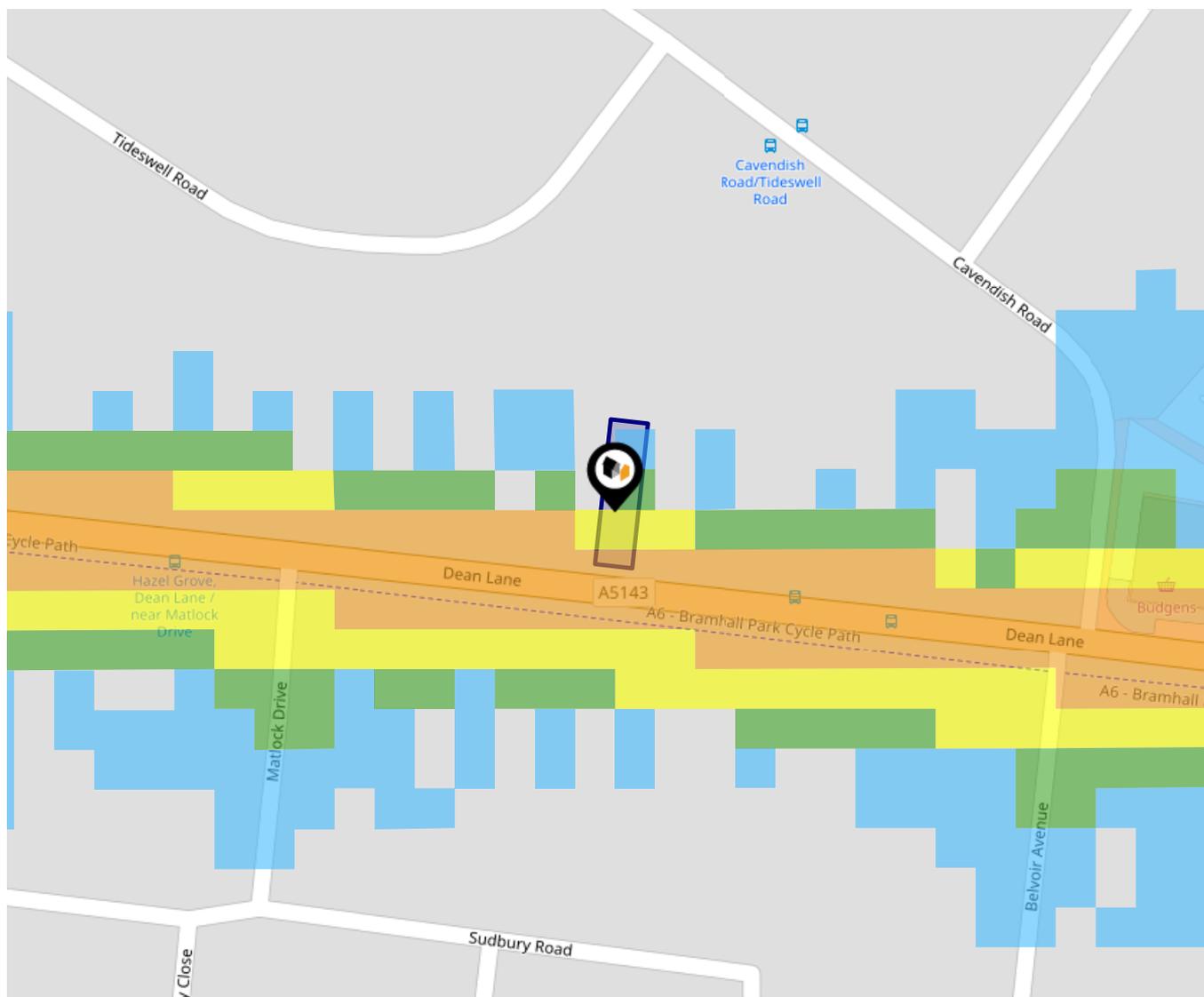
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise

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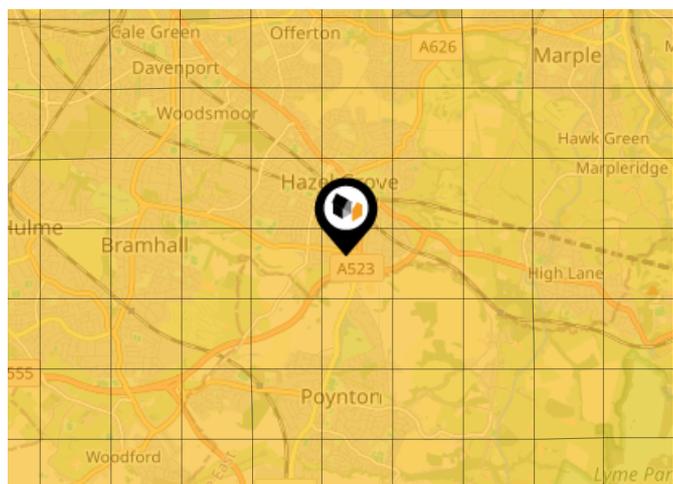
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

| | | | |
|-------------------------------|------------------------------------|----------------------|---------------------|
| Carbon Content: | VARIABLE(LOW) | Soil Texture: | LOAM TO CLAYEY LOAM |
| Parent Material Grain: | MIXED (ARGILLIC- RUDACEOUS) | Soil Depth: | DEEP |
| Soil Group: | MEDIUM TO LIGHT(SILTY) TO HEAVY | | |

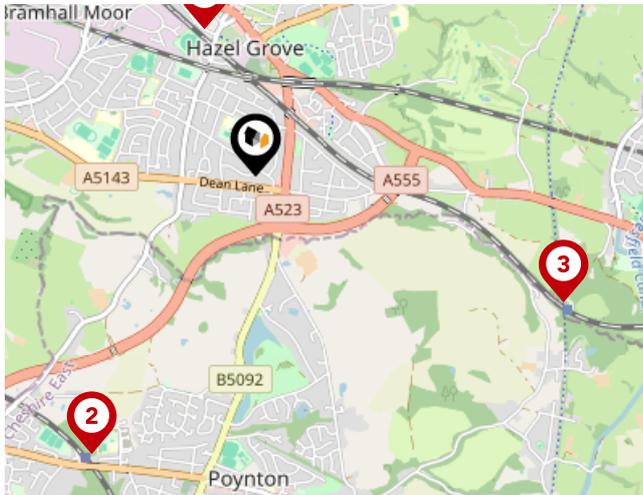


Primary Classifications (Most Common Clay Types)

| | |
|---------------|--|
| C/M | Claystone / Mudstone |
| FPC,S | Floodplain Clay, Sand / Gravel |
| FC,S | Fluvial Clays & Silts |
| FC,S,G | Fluvial Clays, Silts, Sands & Gravel |
| PM/EC | Prequaternary Marine / Estuarine Clay / Silt |
| QM/EC | Quaternary Marine / Estuarine Clay / Silt |
| RC | Residual Clay |
| RC/LL | Residual Clay & Loamy Loess |
| RC,S | River Clay & Silt |
| RC,FS | Riverine Clay & Floodplain Sands and Gravel |
| RC,FL | Riverine Clay & Fluvial Sands and Gravel |
| TC | Terrace Clay |
| TC/LL | Terrace Clay & Loamy Loess |

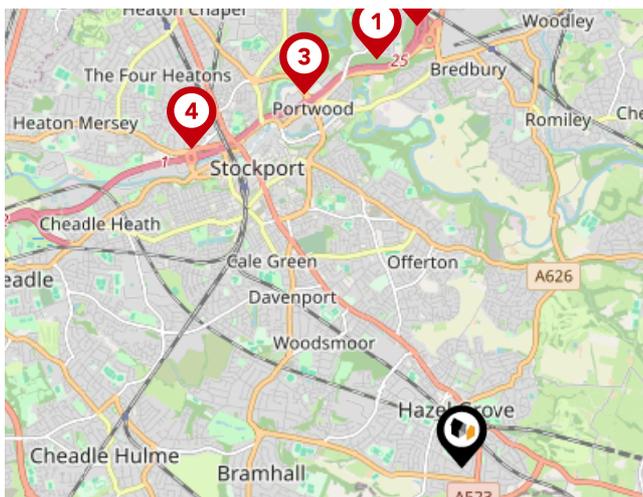
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Hazel Grove Rail Station | 0.69 miles |
| 2 | Poynton Rail Station | 1.43 miles |
| 3 | Middlewood Rail Station | 1.47 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M60 J26 | 3.71 miles |
| 2 | M60 J25 | 3.95 miles |
| 3 | M60 J27 | 3.6 miles |
| 4 | M60 J1 | 3.7 miles |
| 5 | M67 J2 | 6.14 miles |

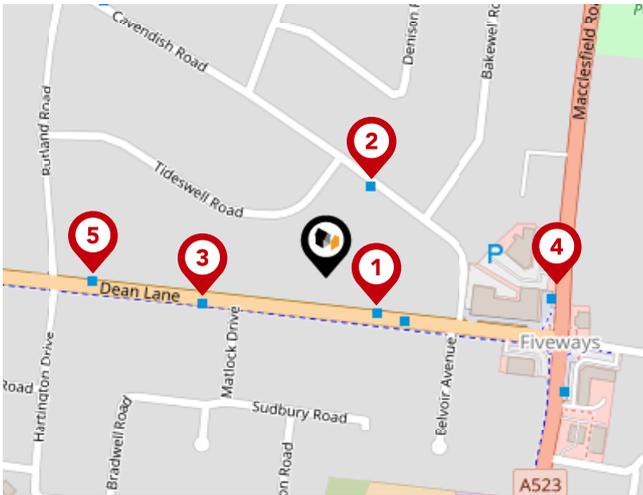


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Manchester Airport | 6.72 miles |
| 2 | Leeds Bradford Airport | 39.38 miles |
| 3 | Speke | 30.56 miles |
| 4 | Finningley | 46.24 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | Cavendish Road | 0.03 miles |
| 2 | Tideswell Road | 0.06 miles |
| 3 | Matlock Drive | 0.07 miles |
| 4 | Fiveways | 0.13 miles |
| 5 | Rutland Road | 0.13 miles |



Local Connections

| Pin | Name | Distance |
|-----|--------------------------------------|------------|
| 1 | East Didsbury (Manchester Metrolink) | 5.06 miles |
| 2 | East Didsbury (Manchester Metrolink) | 5.15 miles |
| 3 | East Didsbury (Manchester Metrolink) | 5.15 miles |

The logo for Lawler & Co. features the company name in a serif font, with a large ampersand between 'Co.' and 'Lawler'. The text is white on a green square background.

SALES AND LETTINGS

Lawler & Co | Hazel Grove

Lawler & Co. are a bespoke independent estate agency established in 2014 with prominent branches located in Marple, Hazel Grove, Hyde & Poynton.

Lawler & Co provide a fresh approach to buying and selling property with modern, proactive marketing techniques including 360 degree virtual tours as standard, great social media coverage, traditional relationship building with clients to ensure we know what each one is looking for plus accompanied viewings with our experienced sales team. Combined with a strong emphasis on customer service as verified by our customer reviews.

We provide a fresh approach to buying and selling property in Marple, Hazel Grove, Hyde, Poynton and the surrounding areas including Marple Bridge, Mellor, Strines, Disley, High Lane, Compstall, Romiley, Hazel Grove, Offerton, Tameside, Denton, Adlington and Mile End.

If you are



Testimonial 1



Everyone has been amazing in my journey from viewing to purchasing my property. They were always offering helpful suggestions and quick to reply to emails or calls. Thank you for your dedication and care.

Testimonial 2



We just bought our first home through Lawler & Co and had a very positive experience. The team was incredibly helpful and informative. Lucy was always quick to respond to our questions, arrange viewings, and kept us updated at every stage. Overall, a great experience — highly recommend!

Testimonial 3



Amazing , helpful and patient.. three words of many to describe the fantastic team at Lawler and co. We honestly couldn't have done it without there incredible staff, especially Sophie [redacted]. Thank you again for making this all possible!

Testimonial 4



Lawlers have been absolutely professional and unendingly kind and helpful during the sale of my Mother's house. They deal with all queries promptly and efficiently. We could not recommend them highly enough.



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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Lawler & Co | Hazel Grove

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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